

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		MEDFORD ST, ARLINGTON

## OWNERSHIP

Owner 1:	LECCACORVI RICHARD C & LISA/TR			
Owner 2:	RICHARD LECCACORVI TRUST			
Owner 3:	LISA LECCACORVI TRUST			
Street 1:	120 MEDFORD ST #1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	LECCACORVI RICHARD C--ETAL -		
Owner 2:	LECCACORVI LISA A -		
Street 1:	120 MEDFORD STREET #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1961, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

419,000 /

419,000

419,000 /

**419,000**

**419,000 /**

**419,000**

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	419,000			419,000		154424
							GIS Ref
							GIS Ref
Total Card	0.000	419,000			419,000	Entered Lot Size	
Total Parcel	0.000	419,000			419,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	383.70	/Parcel:	383.7	Land Unit Type:	Insp Date
							07/11/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	412,900	0	.		412,900	412,900	Year End Roll	12/18/2019	PRINT	
2019	102	FV	424,100	0	.		424,100	424,100	Year End Roll	1/3/2019		Date
2018	102	FV	375,600	0	.		375,600	375,600	Year End Roll	12/20/2017	12/10/20	19:08:17
2017	102	FV	342,900	0	.		342,900	342,900	Year End Roll	1/3/2017	LAST REV	
2016	102	FV	342,900	0	.		342,900	342,900	Year End	1/4/2016		Date
2015	102	FV	317,200	0	.		317,200	317,200	Year End Roll	12/11/2014	07/11/18	14:51:11
2014	102	FV	303,000	0	.		303,000	303,000	Year End Roll	12/16/2013		
2013	102	FV	303,000	0	.		303,000	303,000		12/13/2012		danam

## SALES INFORMATION

## TAX DISTRICT

**PAT ACCT.**

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1961
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	86 - 7044

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM	5	BR	2	Bath	1	HB	1					

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	2
Totals			
1	5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.009999999
Adj \$ / SQ:	402.232
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514738
Depreciation:	95741
Depreciated Total:	418997

## COMPARABLE SALES

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,092	402.230	439,238	
Net Sketched Area:		1,092	Total:	439,238	
Size Ad	1092	Gross Are	1092	FinArea	1092

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

